



Spearfish Planning Commission
Regular Session Minutes
March 2, 2021 at 3 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, March 2, 2021 at 3:00 p.m. in the council chambers of city hall and via Zoom video conference. Chairman Bordewyk called the meeting to order. Roll call was taken with the following members present: Toby Bordewyk, Meghan Byrum, Abe Kean, Greg Kruskamp, Bob Meyer, and Larry Vavruska. Absent: Barbara Zwetzig. Also present: City Planner Jayna Watson and City Attorney Ashley McDonald.

APPROVAL OF MINUTES:

Vavruska moved, Kruskamp seconded and all voted to approve the minutes of the February 16, 2021 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

Bordewyk called for any potential conflicts of interest to be identified. Byrum indicated a conflict of interest on item 2 and will recuse from discussion and voting.

- Request:** Modify Zoning Ordinance Article V. Section 3. Minimum Off Street Parking Requirements, Section A.3. pertaining to multi-family parking requirements
Location: City-wide
Applicant: City of Spearfish
Action: Hold a public hearing and make a recommendation to City Council

Watson provided a review of the staff report and recommendation. Bordewyk opened the public hearing. Testimony was received by Joe Jorgensen. Bordewyk closed the public hearing. **Meyer moved, Vavruska seconded and all voted to recommend approval to City Council.**

- Request:** Approve a Voluntary Annexation and Change of Zoning from County Ag to Development Review District (DRD) with Concept Plan Approval
Location: South of Colorado Boulevard, West of Christensen Drive
Applicant: KTM Design Solutions/Mike Stetson
Action: Hold a public hearing and make a recommendation to City Council

Attas Boutrous of MC Ranch LLC presented the request. Watson provided a review of the staff report and recommendation including the conditions of concept plan approval. Bordewyk opened the public hearing. Testimony was received from Dave Schempf, Nathan Jeffery, Jacque Roberts, Sharon Boe, Daryl Johnson, and Kari Griffin. Responses to issues raised in public hearing were provided by Attas Boutrous and Mike Stetson. Bordewyk closed the public hearing. **Kean moved, Vavruska seconded and all voted to recommend approval to City Council with Byrum not voting.**

City Council Update – Watson provided an overview of the Sky Ridge sports complex and the new parks and recreation master plan.

Public Comment – No public comments were received.

Adjournment - Bordewyk adjourned the meeting at 4:05 p.m.